



yours locally

Sydney North West
21/5 Inglewood Place
Norwest 2153
PO Box 7321 Norwest NSW 2153
DX 8461 Castle Hill
p 02 9836 5711 f 02 9836 5722
web www.localgroup.com.au

STATEMENT OF ENVIRONMENTAL EFFECTS

SITE: Lot 1 DP 1238126
98 Elimatta Road
Mona Vale

APPLICANT: Wincrest Homes
18 Pitt Street
Parramatta NSW 2150

PROPOSAL: Construction of a new two storey dwelling and attached secondary dwelling.

INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the erection of a new two storey dwelling and attached secondary dwelling.

The site is generally rectangular in shape, with a frontage of 16.405m to Elimatta Road, and a total land area of 648m².

The proposed dwelling is orientated to the northwestern elevation to better suit the internal configuration, with a steep fall to the front. The land is currently vacant with no trees required to be removed in order to site the proposed dwelling. Drainage from the site is to be directed to an approved system as per the Hydraulic Engineers Details.

The neighbourhood generally consists of a mix of detached dwellings of a single and two-storey nature as anticipated within an existing residential area.

The following sections of this Statement address the likely impact of the proposal on the environment.

ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

(a)(i) Relevant environmental planning instruments

Pittwater Local Environmental Plan 2014

The subject site is zoned E4 Environmental Living Residential pursuant to Clause 2.1 of Pittwater Local Environmental Plan 2014.

The proposed development is defined in the plan as a '**dwelling house**', being 'a building containing only one dwelling' and a '**secondary dwelling**' which means 'a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the principal dwelling), and (b) is on the same lot of land as the principal dwelling, and
(c) is located within, or is attached to, or is separate from, the principal dwelling.'

The identified zone permits the construction of a 'dwelling house' and 'secondary dwelling' subject to development consent from Council and are therefore deemed as permissible with consent in the zone as per Councils LEP.

Clause 2.3 Zone objectives and land use table

The objectives of the E4 Zone are:

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To provide for residential development of a low density and scale integrated with the landform and landscape.
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

The proposed dwelling house is suitably located on the allotment to ensure there is a minimal impact of the surrounding properties and the character of the area. The dwelling is a suitable development for the site and meets the objectives of the E4 zone.

Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
8.5m	7.679m	Yes

Clause 4.4 Floor Space Ratio

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
N/A	N/A	N/A

Clause 4.6 Exceptions to development standards

No variations to the provisions of Pittwater LEP 2014 are required under Clause 4.6.

Clause 5.4 Controls relating to miscellaneous permissible uses

(9) Secondary dwellings

If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater:

- (a) 60 square metres,*
- (b) 25% of the total floor area of the principal dwelling.*

The proposed secondary dwelling is 55.7sqm, which does not exceed the greater control of 25% of the principal dwelling.

Clause 5.10 Heritage Conservation

The site is not known to be of heritage significance and is not within a conservation area.

Clause 7.1 Acid sulfate soils

The subject property is identified as being affected by Class 5 Acid Sulfate Soils. The proposal is not considered to lower the water table by 1 meter and requires excavation predominantly within the footprint area only. The development is not anticipated to have any specific requirement in respect to Acid Sulfate Soils.

Clause 7.2 Flood planning area

The subject site is not known to be located within a flood planning area.

Clause 7.6 Biodiversity

The subject site is not known to be land containing terrestrial biodiversity.

* * *

Conclusion with respect to LEP requirements

The proposal satisfies the objectives and requirements of the PLEP 2014.

(a)(ii) Relevant draft environmental planning instruments

There are no known Draft EPI's that would prevent the proposed development from proceeding.

(a)(iii) Relevant development control plans

Pittwater DCP No.21

DCP is divided into several sections of generic and individual locality based controls. The subject site is located within the Mona Vale Locality. Assessment of the subject proposal against DCP No.21 is provided as follows;

SECTION A

A4.14 Locality character statement – Mona Vale Locality

Context (extract)

Strategically positioned at the convergence of routes north to Palm Beach, west to Church Point, and south to Warringah, Mona Vale became the centre of trade and travel in the Pittwater area during the nineteenth century. The Rock Lily Hotel operating from 1886 became a landmark coaching inn where horses were changed and travellers rested. Industries developed among farming settlements and market gardens, including a timber yard in Waratah Street, and blacksmith and boat-building at Winnererremy Bay. From 1947 to 1976, food for Taronga Zoo animals was grown on 40 acres of land in the vicinity of Darley Road, Bassett and Mona Streets. Residential development in the locality increased from the 1950s.

Since this time, the locality has developed with a mix of residential, retail/commercial, industrial, recreational, community and educational land uses. Today, Mona Vale centre is the main commercial centre for the Pittwater area.

Low-density residential development is built along the valley floor and slopes to the north, south and west of the locality. These areas are characterised by one and two-storey dwelling houses on 680-760 square metre allotments (some blocks may be smaller) to the south, east and north, increasing to 930-1,200 square metres on the valley floor and headland. The residential areas are of a diverse style and architecture, a common thread being the landscaped, treed frontages and subdued external finishes. Medium-density housing adjoins the Mona Vale Commercial Centre on Mona Vale Road, and extends along Darley Street, Park Street, Pittwater Road, Terrol Crescent and Golf Avenue.

The locality is serviced by the Mona Vale Commercial Centre, a major commercial, retail and community centre situated at the crossroads of Barrenjoey, Pittwater, and Mona Vale Roads. The Commercial Centre is focused around Mona Vale Village Park, Memorial Hall and Library. A hub of light industrial, automotive and like businesses adjoins the Commercial Centre to the north in the vicinity of Darley Road and Basset Streets. The locality also contains neighbourhood retail centres at the intersect of Pittwater Road and Vineyard Street, the eastern end of Darley Street, and Parkland Road. The locality also contains the Mona Vale Hospital, Mona Vale Primary School, Sacred Heart Catholic Primary School, Pittwater High School, Mona Vale Hotel, Mona Vale SLSC, Mona Vale library, Pittwater Council offices, community centre, cemetery, police station, fire station, and bus depot, and recreational facilities including Mona Vale Golf Course, Bayview Golf Course, Mona Vale Bowling Club, skateboard ramp, beaches and several reserves.

The facade of the Rock Lily Hotel, houses, and structures in the vicinity of Darley Street, Grandview Parade, Maxwell Street, Mona Street, Orana Road, Park Street, and Pittwater Road, indicative of early settlement in the locality and historical context as a focal point in Pittwater, have been identified as heritage items.

The locality is characterised by a large valley floor to the coast in the east, and ridgelines to the north, southwest and northwest. Due to the topography, some significant views can be obtained to the north and east. Conversely, the slopes of the locality are visually prominent.

Much of the natural vegetation has been removed and replaced with non-indigenous species, although some remnant species, in particular canopy trees, are evident.

The natural features of the locality result in a high risk of bushfire, landslip, flood, coastline (beach) hazards, and estuary wave action and tidal inundation

The major roads within the locality are Barrenjoey Road, Pittwater Road, Mona Vale Road, and Samuel Street. Barrenjoey Road, Pittwater Road, and Mona Vale Road are major links with land to the north, west and south. Several pedestrian links and pathways exist within the locality, including on the headland and Winnererremy Bay.

The detached dwelling and attached secondary dwelling is to be located on a 648m² steep, existing allotment being in keeping with the typical size for the area. No trees are required to be removed, with the retention of mature trees and provision of further planting is to occur following construction to ensure the landscape character of the area is maintained.

The proposed two storey dwelling and attached secondary dwelling is considered to be consistent with the established character of Mona Vale. The design and style chosen is desired by the market today being of a contemporary nature using appropriate building materials and articulation which ensures that the built form of the dwelling will not be out of place and will not detract from the amenity of surrounding properties.

The proposal does not present any detriment to views or streetscape setting and environmental issues are considered to be satisfactorily addressed.

This development application is supported by all the necessary documentation to address the relevant environmental triggers of this Plan, such as landscaping and stormwater plans.

Desired Character (extract)

The Mona Vale locality will contain a mix of residential, retail, commercial, industrial, recreational, community, and educational land uses.

Existing residential areas will remain primarily low-density with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies will be located on the valley floor and lower slopes that has less tree

canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities.

Retail, commercial and light industrial land uses will be employment-generating. The Mona Vale commercial centre status will be enhanced to provide a one-stop convenient centre for medical services, retail and commerce, exploiting the crossroads to its fullest advantage and ensuring its growth and prosperity as an economic hub of sub-regional status. The permissible building height limit is increased to promote economic growth within the centre. The Mona Vale Hospital, as a regional facility servicing the Peninsula, is an essential part of the future local economy.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

The design, scale and treatment of future development within the Mona Vale commercial centre will reflect principles of good urban design. Landscaping will be incorporated into building design. Outdoor cafe seating will be encouraged.

Light industrial land uses in Darley and Bassett Streets will be enhanced as pleasant, orderly, and economically viable areas.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors.

Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. Improved public transport, pedestrian accessibility and amenity, carparking and an efficient surrounding local network will support the commercial centre, moving people in and out of the locality in the most efficient manner. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

The erection of the dwelling will maintain the low-density residential character of the area and is in a similar styling to development already constructed or currently under construction within the locality. The proposed dwelling is considered to be in keeping with newer development throughout the surrounding area and remains below the dominant tree canopy height.

No trees are to be removed with mature trees to remain within the front and side setbacks to ensure that the landscape character of the area is maintained.

Consideration has been given to the natural features and character of the surrounding area of the site during the design selection process with further stepping proposed to reduce the overall impact of the dwelling.

The design of the dwelling incorporates interactive living and outdoor areas assisting the ability of the dwelling to integrate with the public domain. The appearance of the dwelling is considered to be appropriate for the area and provides a high level of articulation to the front façade.

The overall design of the dwelling has given consideration to the sites environmental constraints, the amenity of neighbouring properties, views obtained from the site and the streetscape.

The proposed dwelling is considered to be in keeping with the desired character of the Mona Vale area.

SECTION B

B1 Heritage Controls

The subject property is not identified as an item of heritage significance nor within a conservation area.

B3 Hazard Controls

The subject property is not identified to be located within a bushfire prone area following reference to Council's Certified Pittwater LGA Bushfire Prone Land Map.

The subject property is identified as being affected by Class 5 Acid Sulphate Soils. The proposal is not considered to lower the water table, however will require minor excavation. It is anticipated that any specific requirements in this regard will be imposed as conditions of development consent. The site is not known to be affected by flood.

B4 Controls Relating to the Natural Environment

The subject site is not identified as being within an area of environmental significance.

B5 Wastewater management

Drainage from the subject site is to be directed to an approved system as per the hydraulic details. Rainwater tanks are to be provided with the proposal in accordance with the Basix requirements. Details are included on the accompanying plans.

B6 Access and Parking

The driveway access is considered to be suitably located and will not require the removal of any street trees.

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
Driveway width at boundary to be maximum of 3.0m	Capable of Complying	Yes
Driveway width at kerb to be maximum of 3.5m	Capable of complying	Yes
2 spaces	2 spaces within garage.	Yes

B8 Site works management

Cut and fill within the site is noted on the accompanying plans, the cut required is per Councils Geotechnical Risk Management Policy and details are provided for Councils consideration. An erosion and sediment control plan is attached with this application for Council's consideration. All sedimentation control devices will be in place prior to any site works for the construction of the dwelling or removal of trees.

SECTION C Development type controls

C1 Design Criteria for Residential Development

<i>Requirements</i>	<i>Provision</i>	<i>Requirement</i>
<u>C1.1 Landscaping</u> 60% of front setback to be landscaped.	>60% of front setback is landscaped.	Yes
<u>C1.2 Safety & security</u> Casual surveillance of front yard. Be able to view visitor at front door without opening it.	Family and media room windows to the frontage allows surveillance of entry approach and street.	Yes
<u>C1.3 View sharing</u>	The proposed dwelling is not anticipated to have any unreasonable impact on views of surrounding properties. Minimal views are currently available due to the topography of the area. Views obtained through the site can still be obtained due to appropriate side setbacks.	Yes
<u>C1.4 Solar access</u> 3hrs to POS of proposed and adjoining 9am-3pm.	3hrs provided.	Yes
3hrs to 50% glazing of proposed and adjoining living area windows.	3hrs provided.	Yes

<u>C1.5 Visual privacy</u>	No loss of visual privacy anticipated from the proposed development. The first floor living room window is orientated to the front, with an appropriate setback. This secondary living space is unlikely to be highly trafficable given the living areas provided at ground level. Minimal overlooking and privacy intrusion is anticipated from the living room. Upper balcony proposed is orientated to side setback of Elimatta Road (primary frontage) to minimise overlooking to adjoining neighbours. Ground floor living areas are appropriately setback and offset from adjoining living and POS areas.	Yes
<u>C1.6 Acoustic privacy</u>	No significant noise source within direct proximity.	Yes
<u>C1.7 Private open space</u> 80m ² POS Min dimension 3m Principal area 4m x 4m Accessed via living area. Max 75% POS in front yard	>80m ² Min >3.0m Provided POS accessed via dining room. POS to the side yard.	Yes Yes Yes Yes Yes
<u>C1.9 Accessibility</u>	Appropriate access to and from the site is available.	Yes
<u>C1.12 Waste and recycling facilities</u>	Adequate area available for bin storage in side setback.	Yes
<u>C1.20 Undergrounding of utility services</u>	Necessary services/utilities can be provided for the dwelling.	Yes
<u>C1.23 Eaves</u> 450mm eaves required.	Min. 450mm eaves provided to upper level of dwelling.	Yes

C1.11 Secondary Dwellings and Rural Worker's Dwellings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
No more than two (2) dwellings	Max. 2 dwellings on erected lot.	Yes
Max. two (2) bedrooms, minimum one (1) bedroom.	2 bedrooms provided.	Yes

Min. 1.5m wide landscaping strip provided to the side boundary where driveway is located.	Min. 1.5m landscaping strip provided.	Yes
Max. one storey if a detached secondary dwelling	N/A – Attached dwelling	Yes
Where the secondary dwelling is within/attached to the principal dwelling (incl. garage), max. building height is to be in accordance with PLEP 2014.	Required – 8.5m Proposed – 7.679m	Yes
Secondary dwelling above a detached garage is not permitted.	N/A – Proposed secondary dwelling above attached garage.	Yes

SECTION D Locality specific development controls

D9 Mona Vale Locality

D9.1 Character as viewed from a public place

Site and area analysis has revealed that numerous developments of a similar style and design to the subject proposal have occurred within the area gradually setting a contemporary development theme.

Design of the residence has entailed a streetscape appearance of a two storey dwelling that has been effectively characterised. Streetscape presence has been further reinforced through articulation of the façade and the provision of entry and balcony features. The front façade does not contain any unarticulated component in excess of 8m.

Car parking is provided within the attached garage located to the side of the dwelling, with an increased setback from the street which ensures the garage is not a dominant feature of the streetscape. Planting within the front and side setbacks ensure the dwelling is softened and does not dominate the street. The articulation and high quality design of the dwelling will ensure the visual bulk of the dwelling is minimized.

Based upon the design of the dwelling and the nature of the proposal relative to the neighbouring properties, it is considered that the residence will appropriately blend with the intended future character of Elimatta Road.

The proposed dwelling will successfully contribute to the streetscape and landscape character of the locality.

D9.2 Scenic Protection - General

The proposed development is not considered to have any detrimental impact on the scenic character of the area. The dwellings are designed with contemporary design elements to compliment the changing character of the area.

D9.3 – 9.12 Mona Vale Locality Residential Sectors

This section of the DCP applies to all land within the Mona Vale Locality and provides controls for sector planning (subdivision and layout) and built form.

The proposed dwelling has been orientated with the entry facing the private road/pathway. However the setbacks requirements have still been applied as per the site, and not the orientation of the dwelling; with the front boundary being which faces Elimatta Road with the rear boundary opposite this. The side boundaries are therefore the south-east and north-west. The dwelling appropriately addresses Elimatta Road, with an alfresco and balcony area that will provide some casual surveillance of the main road.

An assessment of the proposed development against the built form controls of this section of the DCP is provided in the following compliance table;

Design Guidelines	Proposed	Compliance
<u>D9.3 / Building colours and materials</u> - Dark & Earth tones	Colour schedule provided with DA of earth tones.	For Council's Consideration.
<u>D9.6 / Front Building line</u> Land zoned R2 or E4 adjoining Wakehurst Parkway – 10m All other land zoned R2 or E4 – 6.5m or established building line, whichever is greater.	N/A 11.407m to alfresco	N/A Yes
<u>D9.7 / Side and rear building line</u> Land zoned R2 or E4: 2.5m to one side; 1.0m to other side. 6.5m to rear (except land in foreshore) Swimming pools – 1m setback to coping subject to limitations.	Min. 3.23m to porch Min. 1.605m to garage 6.5m N/A	Yes Yes Yes N/A

<u>D9.9 / Building envelope</u> 3.5m above ngl on side boundaries, inward at 45° to max. height. (eaves permitted outside)	Part of dwelling outside the building envelope	No*
--	--	------------

***Building Envelope** – Due to the steep slope of the site, the proposed dwelling encroaches beyond the building envelope along the western elevation as outlined on the plans. The objectives of the control are to ensure that the development achieves the desired future character of the locality, to promote a building scale and density below the height of trees of the natural environment and to minimise the bulk and scale of the built form. The encroachment will not result in any excessive impact to the adjoining properties or residents and remains capable of meeting with the objectives of the control, despite numerically not complying.

Appropriate setbacks to the dwelling have been provided, ensuring the bulk and scale of the dwelling is minimised when viewed from adjoining properties. This also ensures appropriate spatial separation between the dwellings. The setbacks to the dwelling will remain compatible with the spatial characteristics of the street and will not create a dwelling with excessive visual bulk when viewed from adjoining properties due to the high level of articulation and design provided.

Access to sunlight will not be detrimentally impacted upon the dwelling and will ensure sunlight to adjoining properties is maintained. The encroachment of the building envelope will not have a significant impact upon the shadows cast and compliance with building envelope would not have a significant benefit. The encroachment will not be noticeable from the street and will not have any impact upon the streetscape.

It is considered that the geometrical proportions of the design would be inaccurate and restrictive on design if strict compliance with the building envelope were necessary. The dwelling has articulation along the elevations, providing relief and reducing the visual bulk as viewed from adjoining properties.

The proposed design can satisfy the objectives of the clause and the non-compliance is considered reasonable in the circumstances. It is requested that the variation be supported in this instance.

<u>D9.10 / Landscaped Area</u> <u>R2 Zone</u> 50% landscape.	N/A	N/A
<u>D9.11 / Landscaped Area (Environmentally Sensitive Lands)</u> <u>R2, R3 & E4 Zones</u> 60% landscape.	58.6%	No**

****Landscape Area** – The proposed landscape area of 58.6% requires a variation to the 60% requirement for the site. The area calculated as landscaped area has a minimum dimension of 2m complying with Councils controls; however, a variation of 7.59sqm is still required.

The provided landscaped area will still contribute positively to the landscape character of the area and will ensure privacy and amenity of adjoining properties can be maintained despite the variation. The landscaped area provides suitable areas for the establishment of shrubs and trees to mitigate the bulk and scale of the dwelling and a suitable drainage system will be in place to ensure there is no increased runoff to adjoining properties or into natural drainage channels as a result of the decreased landscaped area.

The landscaped area is still capable of maintaining privacy and adding to the landscape character of the area through maintenance of trees within the front setback. Despite the numerical non-compliance, the provided landscape area is still capable of meeting with Councils objectives and will positively contribute to the area.

As the proposed development will not result in any impact beyond that of a compliant proposal, it is considered reasonable for a variation to be supported in this instance.

<u>D9.12 Fences</u>	No fencing proposed.	N/A
<u>D9.14 / Construction, retaining walls, terracing and undercroft areas</u>		
Retaining Walls visible from street ideally of sandstone or similar materials.	Retaining walls capable of being suitably constructed.	Capable of complying.
Undercroft areas limited to 3.5m and provided with landscaping.	No undercroft area proposed.	N/A

Instrument for Section 88b of the Conveyancing Act

An assessment of the 88b Instrument has found that the proposed dwelling encroaches beyond the building envelope as outlined in the Terms of Restriction on the Use of the Land numbered 4.

The Positive Covenant numbered 4 in DP1238126 states the following:

“The area delineated on the plans by the letter B defines a building envelope.

Any new building erected on Lot 1, 2 or 3 must not extend outside the building envelope as defined.”

The Authority empowered to release, vary or modify the subject Covenant as outlined in the Section 88b Instrument is The Northern Beaches Council. It is requested Council consider the following when completing the assessment of this proposal.

The proposed dwelling being outside the building envelope is a direct result of the slope of the site. The proposed dwelling is suitably designed dwelling that will meet with the requirements of the residents whilst having minimal impact upon any adjoining properties.

The minor alteration of the building envelope will result in a good quality design outcome and will ensure the spatial separation within the streetscape is maintained. The proposed dwelling and exceedance beyond the building envelope will not have any negative impacts and will not be noticeable in the overall development.

It is requested that Council consider varying or modifying the relevant provisions to allow the dwelling to be sited in the proposed location.

* * *

Conclusion with respect to DCP requirements

The proposal is considered to generally satisfy the objectives of the relevant development controls relating to dwellings, as contained within DCP No. 21.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

The following matters, previously discussed in this Statement, are considered relevant when considering onsite impacts:

Siting and Design

The proposed two storey dwelling and attached secondary dwelling will be compatible with surrounding developments, and is considered consistent with a typical dwelling in a suburban location.

The siting of the dwelling will provide appropriate boundary setbacks compatible with surrounding development.

Sedimentation Control

Ground disturbance will be minimised for the construction of the dwelling. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

Noise and Vibration

All construction work will be undertaken during hours specified within the development consent and/or normal construction hours. No vibration during construction is expected. Noise generated from the dwelling after occupation will be of residential scale only.

(c) The suitability of the site for the development

The subject site is within an existing residential precinct and is close to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The two storey dwelling and attached secondary dwelling, the subject of the application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding locality.

(d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

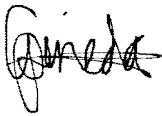
(e) Public interest

As this proposal can satisfy the objectives of all relevant planning instruments and development control plans, approval of the subject dwelling is considered to be in the public interest.

CONCLUSION

The residential use of the site is permissible with development consent under the provisions of Pittwater Local Environmental Plan 2014, and can satisfy the objectives of the control measures of DCP No. 21.

It is considered that the construction of a new two storey dwelling and attached secondary dwelling will complement and blend with the existing, and likely future character of this section of Mona Vale. The proposal is not expected to have an adverse impact on the natural or built environment.



Giselle Pineda
Trainee Town Planner
Local Consultancy Services Pty Ltd
April 2019

Reviewed by:



Jessica Dean
Town Planner
Local Consultancy Services Pty Ltd
April 2019